expires 22/5

Application Number: ADC/0165/08 Recommendation – APPROVE

Site: 25 Ormonde Way, Shoreham

Proposal: Front balcony over garage

The Application

25 Ormonde Way is a mid terrace 3 storey property consisting of a garage at ground floor with two floors accommodation above, the top floor being set within the roofslope. The first floor contains full height glazing and a sliding glazed 'patio' door.

The entrance is at first floor, accessed via external stairs leading to a porch. The neighbouring properties are of a similar design. It is proposed to convert the rear part of the garage to a study and to construct a balcony over the garage at the front of the building. The balcony will project 1.5m from the front wall of the house and will have a timber deck with glazed balustrading 1.1m high. The immediately adjoining property (No.23) and No.9 further along to the north both have balconies of a similar style.

Consultations and Representations

No consultation responses or third party representations received

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive

policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity

The proposed balcony will be a modest structure which will sit in front of the glazed area at first floor level, supported on a timber post. It will be an irregular shape, with the southern end of the balcony returning at an angle to the front wall of the house. However, it will not appear as an incongruous or unsightly feature in the street scene.

Residential amenity

The balcony will be located between the entrance porch of the application property and that of No.23. The proposal will not afford views into the adjoining property and no loss of residential amenity will result.

Access and Parking

The garage is being partly converted to living accommodation but adequate space will remain for the parking of a car within the garage, as well as space on the hardstanding in front of the property for two cars.

Recommendation

APPROVE for the reason:

1. 1PPi

Subject to

1. C1Ci

Case Officer P Barnett ..... Date 25/4/08